



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Albert Balagso

SUBJECT: REMOVE COMMUNITY CENTERS FROM FACILITY RE-USE LIST **DATE:** May 24, 2007

Approved	/s/	Date	05/24/07
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RECOMMENDATION

Direct the City Manager to remove the Old Berryessa Library and the George Shirakawa, Jr. Community Center from the Facility Re-use inventory list. Further, direct the City Manager to proceed with lease of both sites independent of the Facility Re-Use process.

BACKGROUND

In response to the Mayor's March 2007 Budget Message, Parks, Recreation, and Neighborhood Services (PRNS) staff developed a budget proposal for \$869,359 to fund four allotted positions between the Alma Youth Center, Alma Senior Center, Hank Lopez Youth/Community Center, and St. James Senior Center, and an additional 11 positions for a Contract/Property Management Team to manage the remaining 19 re-use sites.

The City Council, at the Neighborhood Services Budget Study Session requested that staff remove the Old Berryessa Library and the George Shirakawa, Jr. Community Center from the Facility Re-use inventory list. With removal of the Old Berryessa Library and Shirakawa Community Center sites, 17 sites remain on the Facility Re-use inventory list. (See attached Revised Facility Re-Use List.)

Under the proposed contract/property management approach, the City would maintain the operational lead and oversight of the 17 facilities and retain responsibility for maintenance, utilities, garbage, A.D.A. compliance, and major building system (repair) costs. The City would partner/collaborate with qualifying Nonprofit(s) and Neighborhood Associations in exchange for services provided to the community.

ANALYSIS

Both the Old Berryessa Library and the George Shirakawa, Jr. Community Center both qualify under Council Policy 7-1 for use by outside agencies, and there is great interest for these two

facilities from operators whose service model is different from the recreation service model provided at the other re-use sites.

Council Policy 7-1 is a below market rental policy, which provides guidelines, criteria, and annual review requirements for the use of City-owned land or buildings being held for but not immediately required for public purposes. Council Policy 7-1 dictates that all repairs and maintenance of the leased site or facility is the responsibility of the tenant. Interested operators of the Old Berryessa Library and the Shirakawa Community Center will be required to meet these requirements.

The Old Berryessa Library is available now, and the Shirakawa Community Center will be available in early 2010 with the completion of the Seventrees Branch Library & Solari Community Center expansion. Staff will work with Old Berryessa Library and Shirakawa Community Center stakeholders, seek tenant use within the basic parameters of Council Policy 7-1, and coordinate lease efforts with the Department of Public Works.

CONCLUSION

Inclusion of this MBA in the Mayor's 2007-08 June Budget Message will approve the removal of the Old Berryessa Library and the George Shirakawa, Jr. Community Center from the Facility Re-use inventory list, allow for their future use under Council Policy 7-1, and allow the City Manager to proceed with lease of both sites independent of the Facility Re-Use process.

/s/
Albert Balagso
Director of Parks, Recreation, and
Neighborhood Services

Attachment

For questions, please contact ANGEL RIOS, DEPUTY DIRECTOR, at 535-3576.